



THE CITY OF SAN DIEGO

Date of Notice: November 23, 2004

NOTICE OF PUBLIC HEARING PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING:	December 9, 2004
TIME OF HEARING:	9:00 AM
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, TENTATIVE MAP AND REZONE
PROJECT NUMBER:	PROJECT NO. 5397
PROJECT NAME:	OYSTER SHELL
APPLICANT:	Soghra and Bruce B. Baker
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	District One
CITY PROJECT MANAGER:	Glenn Gargas, Development Project Manager
PHONE NUMBER:	(619) 446-5142

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council of a **Coastal Development Permit, Site Development Permit, Tentative Map and Rezone, to demolish two existing single family residences and an existing commercial building and construct a 14,300 square-foot, three-story, six-unit condominium building with subterranean garage. The project also includes a proposed rezone to the eastern half of the project site from Zone 4 (Pearl Street – Neighborhood Commercial) to Zone 5 (Multi-Family), resulting in the entire property to be within Zone 5 of the La Jolla Planned District.** The project site is located at 430, 432, and 440 Pearl Street, in Zones 4 and 5 of the La Jolla Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, and within the La Jolla Community Planning Area.

The decision to approve, conditionally approve, modify or deny the Coastal Development Permit, Site Development Permit, Tentative Map and Rezone will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

The Oyster Shell, condominium project, which includes a rezone, is located in the Coastal Zone, therefore the City Council's decision regarding the rezone requires amending the City's Local Coastal Program. As a result, the final decision on this Oyster Shell, condominium project, will be with the California Coastal Commission. The City of San Diego must submit this as an amendment for certification to the Coastal

Commission. The amendment is not effective in the Coastal Zone until the Coastal Commission unconditionally certifies the amendment.

If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the Development Services Department, Attention: Glenn Gargas , Development Project Manager, 1222 First Avenue, MS 501, San Diego, CA 92101 before the close of the City Council public hearing. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

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If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at (619) 236-5979 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.

Job Order No. 42-1355

Revised 05/11/04 dcj